

Ward 4 City Council Member Shirley Scott & the City of Tucson Office of Integrated Planning

*Invite you to an informational meeting regarding
the sale of City-owned land south of Irvington
Road and west of Houghton Road*

The City of Tucson is preparing to sell a portion of this land known as the "Civano Parcel," and to complete the dedication of a portion of the parcel as open space for the Fantasy Island bike trail system.

Attend the meeting to learn about the land sale and provide input.

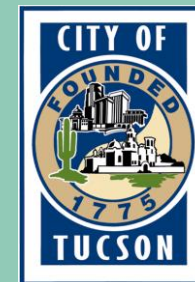
Project Website: tucsonaz.gov/integrated-planning/civano-parcel

June 2, 2015
6-7:30 p.m.

Open House 6 p.m., with information about:

- Master Plan for Fantasy Island Trails Park
- Houghton Area Master Plan
- Adjacent Tucson Water recharge facility

Presentation 6:30 p.m. followed by Q&A



Tonight's meeting

- Meeting purpose
 - Sale of land, not what will be developed
- Presentation:
 - Background and planning
 - Recent changes
 - Process to date
 - City staff's sale recommendation
 - Process going forward
 - Input & Q&A
 - Use comment & question cards



S Old Spanish Trail

S Old Spanish Trail

Rd

S Houghton Rd

S Houghton Rd

E Irvington Rd

E Irvington Rd

n Rd

0



Civano Parcel



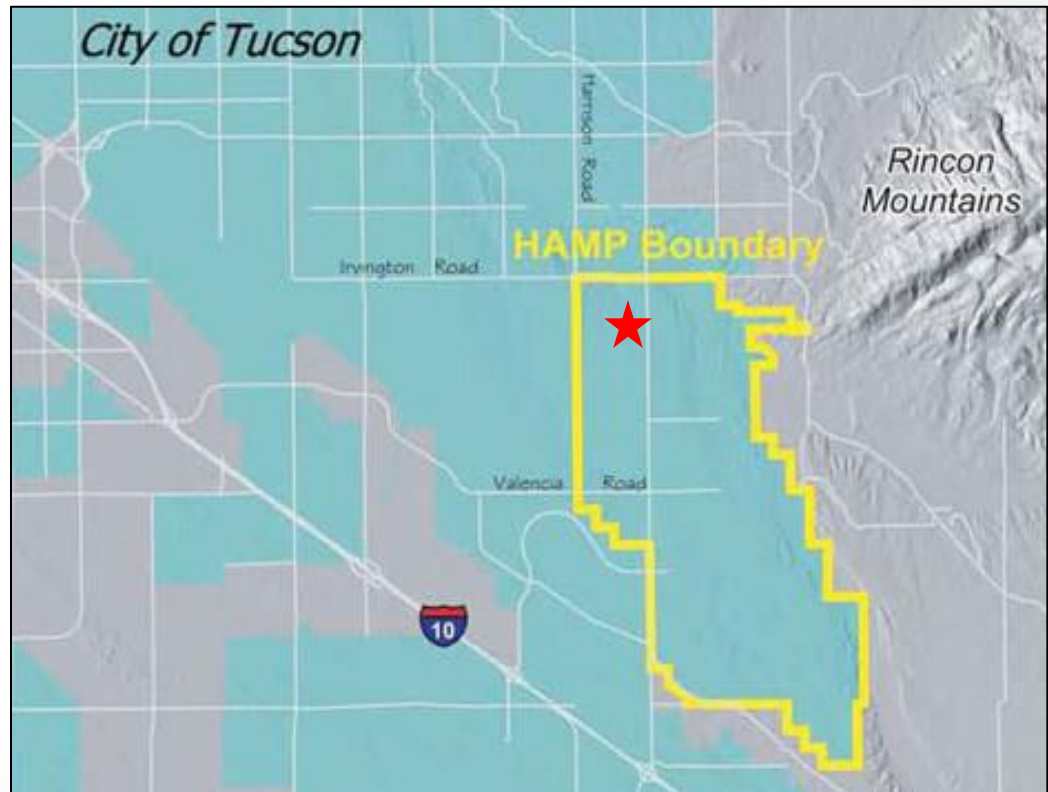
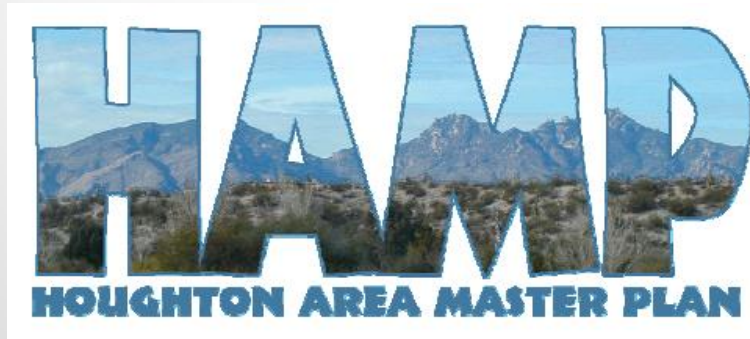
Civano Neighbors Association Boundary

Purpose of land sale

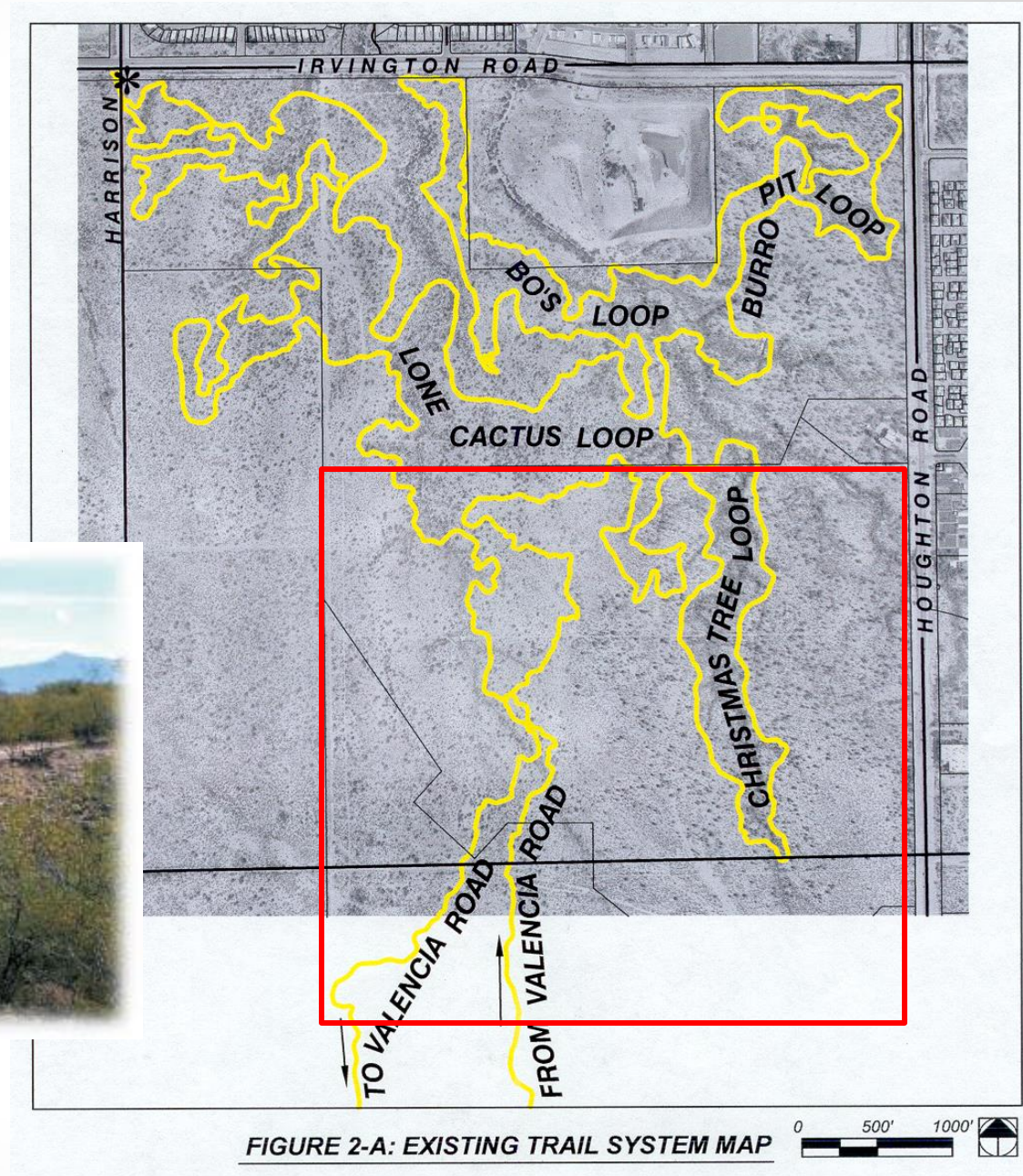
- Development of Houghton area
- Sale and tax revenue
- Timing:
 - Houghton Road Investments
 - Market conditions

Houghton Area Master Plan

- Variety of housing types and densities
- Mixed-use, compact development pattern
- Transportation choices
- Open space system

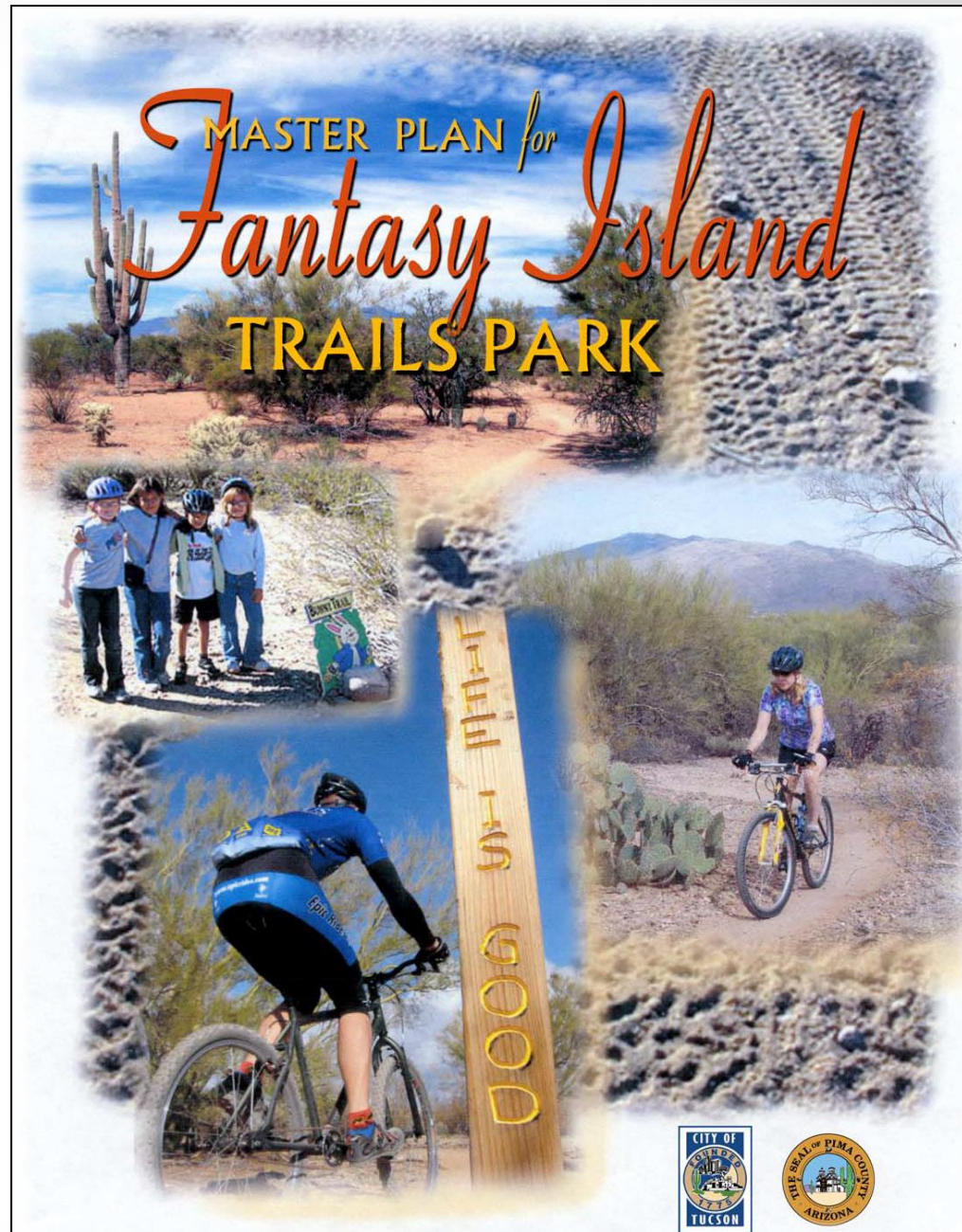


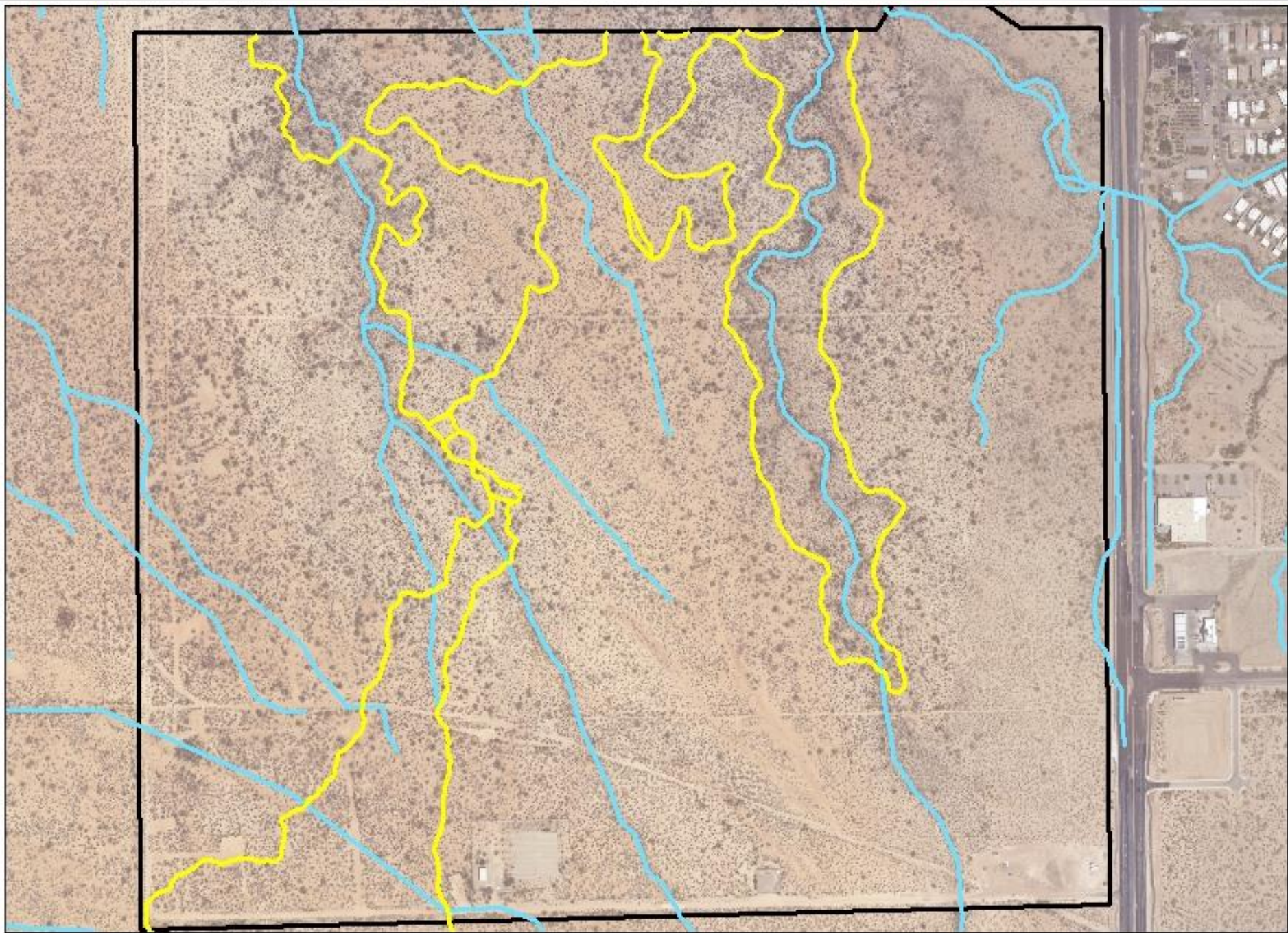
Fantasy Island Master Plan

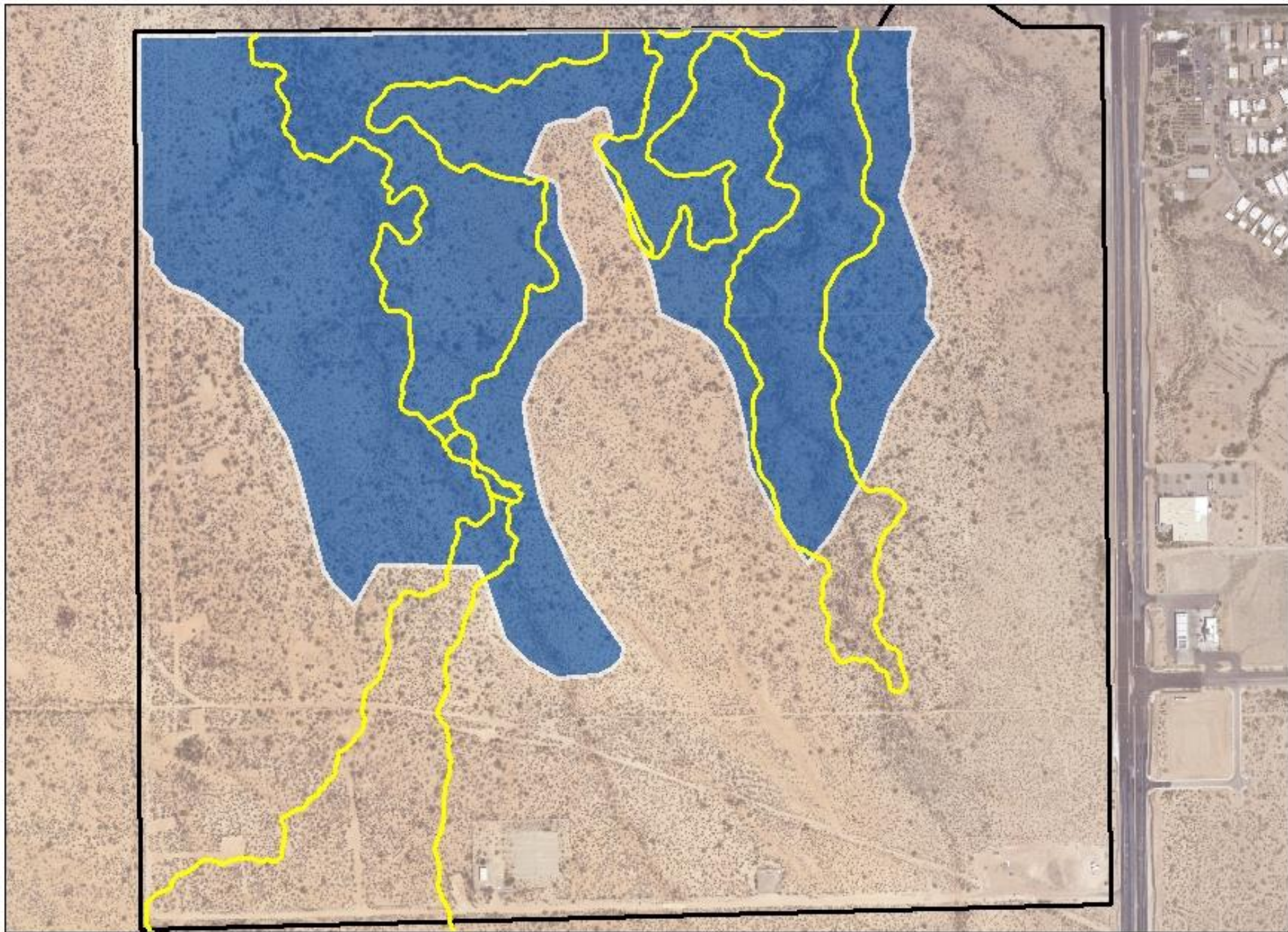


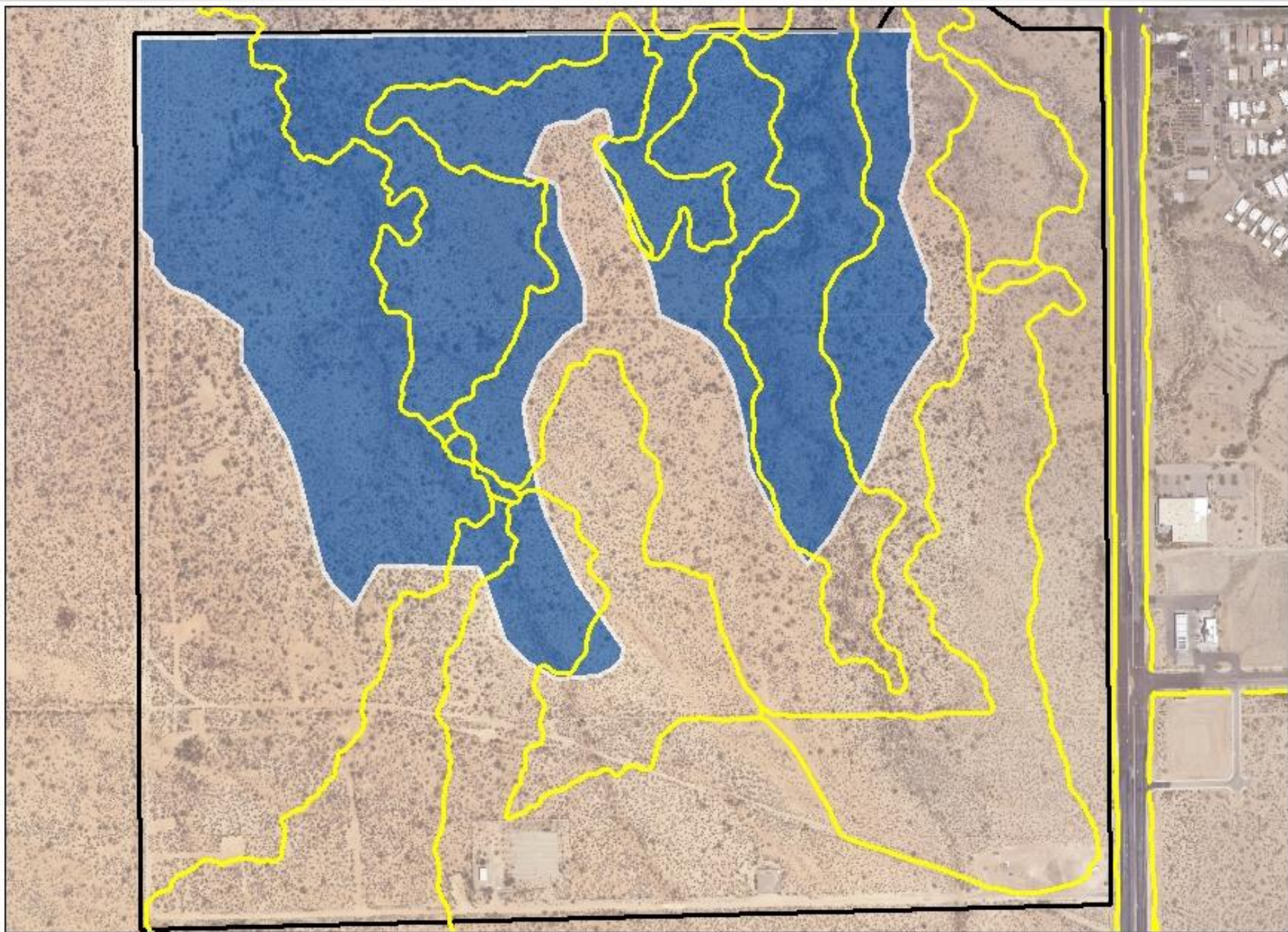
Fantasy Island Master Plan

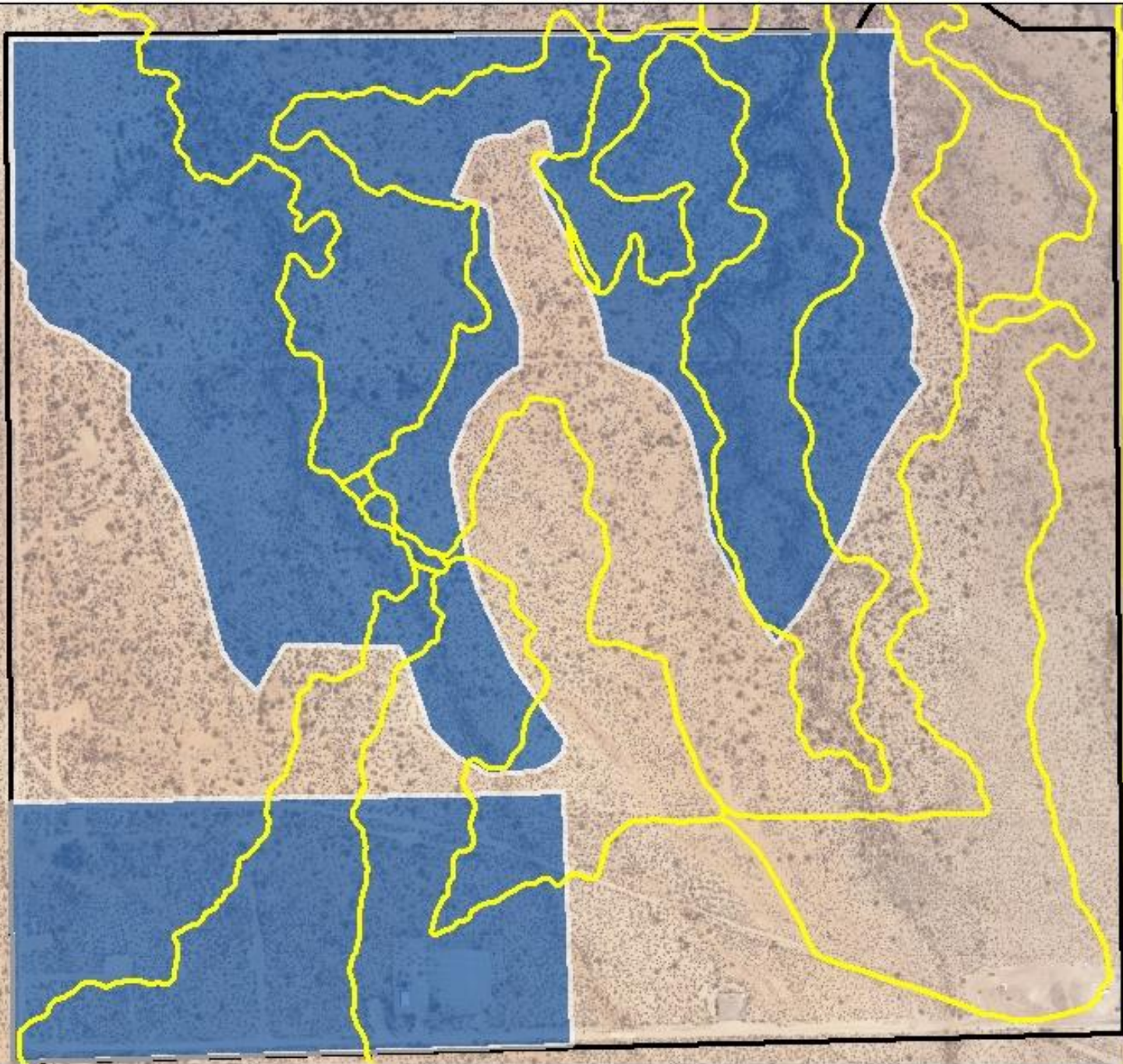
- Confirm need for trails park
- Create boundaries
- Identify “non-essential” lands to trails park

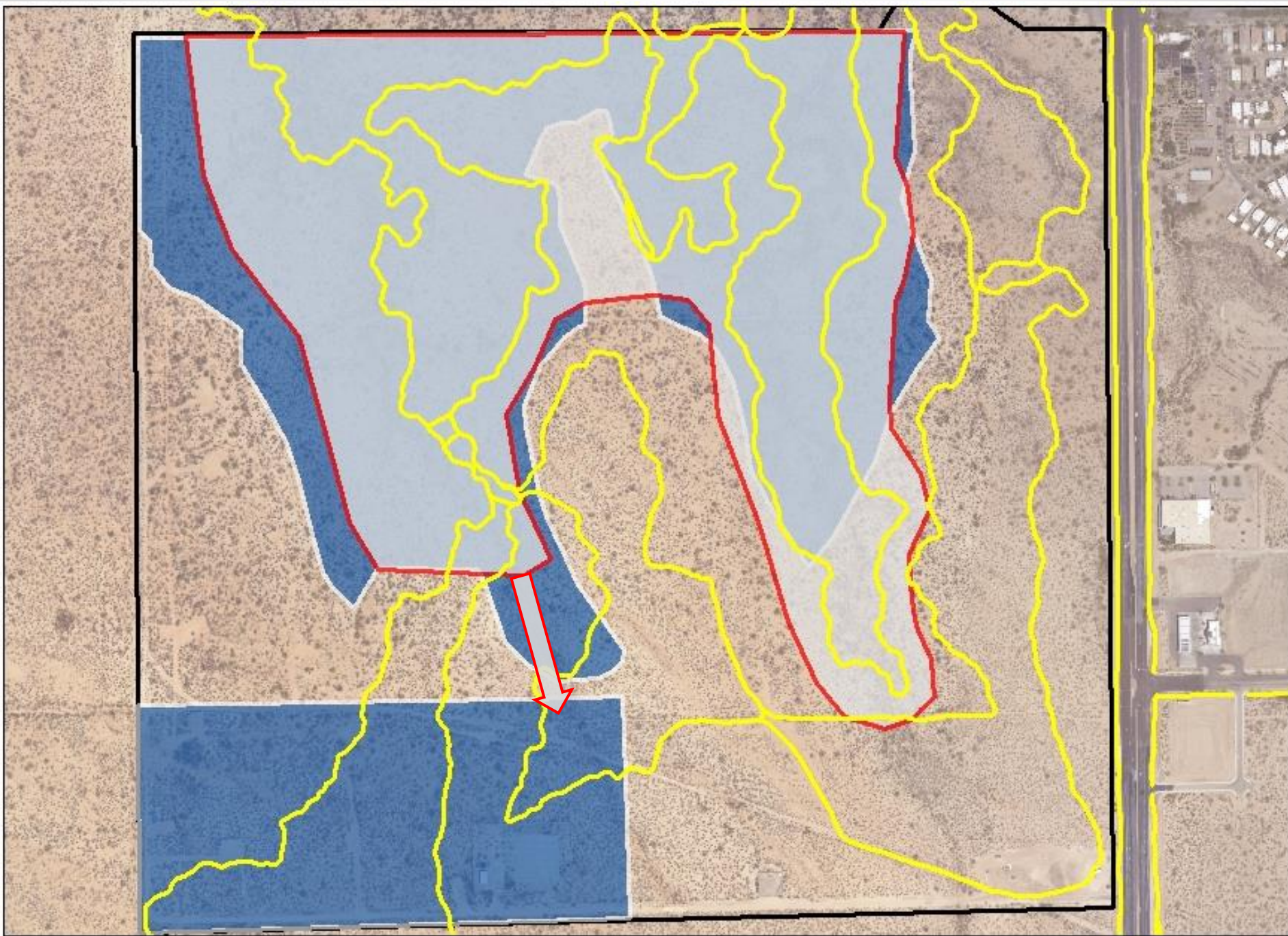












Proposed recommendation to Mayor and Council

- Using revised boundary, put ~165 acre parcel for sale by late summer
- Condition for future owners to provide connectivity of Bunny Loop trails
- Appraised value will be minimum sale amount
- Goal to complete sale by June 2016

(Possible) steps after sale

- Complete land sale June 2016
- All City codes and ordinances apply
- Rezoning process – 18-24 months
- Most likely phased development

Questions and Comments

Project Website:

<http://www.tucsonaz.gov/integrated-planning/civano-parcel-sale>

Contact:

James MacAdam

Office of Integrated Planning

City of Tucson

520-791-4675

